



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Jerry Hollingsworth
Chairman

John Gibson
Vice Chairman

Robert Parker
Councilman

Rick Fordem
Councilman

Clifford Leary
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL February 20, 2006 MINUTES OF January 17, 2006

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Cliff Leary	Peter Drinkwater
Jerry Hollingsworth	Roger Griffiths
John Gibson	Lee Ann Lardy
Robert Parker	Sunny Barrett
Rick Fordem	Jeff Hebreo
	Reggie Angquico

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Leary called the meeting to order at 6:00 p.m.

2. APPROVAL OF MINUTES

Mr. Hollingsworth made a motion that the minutes of November 15, 2005 be approved. Mr. Parker seconded the motion, which passed unanimously with Mr. Gibson abstaining due to his absence last meeting.

3. CHAIRMAN'S REPORT

Mr. Leary shared his insight in problem solving by stating that the second idea is usually the best.

4. ELECTION OF NEW OFFICERS

Mr. Fordem nominated Mr. Gibson as Vice-Chairman; Mr. Parker seconded the motion which passed unanimously.

Mr. Leary nominated Mr. Hollingsworth as Chairman; Mr. Fordem seconded the motion which passed unanimously.

Mr. Fordem commended Mr. Leary as Chairman for the past year. Mr. Leary was given a plaque by Mr. Drinkwater for his service as Chairman.

5. PACIFIC SCENES DEVELOPMENT FOR NORTHWEST CORNER OF WELD BOULEVARD AND CUYAMACA

Mr. Robert Fipp and Mr. John Kross presented Pacific Scene's proposed development of a three-phase project of approximately 470,000 square feet of office/light industrial and warehouse space in a business park setting. Staff recommends that the Council adopt the following motion with respect to the proposed Development Agreement and Option to Lease.

Mr. Gibson made a motion to approve and Mr. Parker seconded the motion which passed unanimously.

6. DEVELOPMENT PROPOSAL FOR LA JOLLA INVESTMENTS

Mr. Eddie Kurdziel submitted a proposal and site plans to construct hangars at the La Jolla Investment leasehold. Mr. Kurdziel added that he is planning to put historical aircraft in the front hangars and fractional jets in back. He is also contemplating starting a flight school, and another option would be to sell the back hangars.

Ms. Lardy stated that the lease prohibits residential quarters in hangars.

Mr. Robert Davidson was concerned that this new development would affect the current sewer and water supply to the neighboring tenants.

Ms. Phyllis Trombi relayed concerns regarding jets operating from Gillespie Field. Mr. Griffiths responded that flight operations at night are recorded by Gillespie Fields Security Guard and there have been 1 or 2 flights at night by jets per month.

Mr. Fordem moved to reaffirm the May 17, 2004 motion to approve the plans that Mr. Kurdziel presented, Mr. Gibson seconded and the affirmation passed unanimously.

7. REDEVELOPMENT AGENCY BOND ISSUE UPDATE

Airports Program Coordinator Sunny Barrett advised that the Redevelopment Agency completed a \$16 million bond issue on 12/22/2005. She advised that funds would be used to refund outstanding 1995 Agency bonds, pay bond cost of issuance expenses, fund a required debt service reserve account, fund an Agency contingency, and repay AEF loans. Ms. Barrett said that \$10.4 million in bond funds was available to repay AEF loans, which as of 9/30/05 totaled \$13,700,520, including \$9,311,875 principal and \$4,388,645 interest. Ms. Barrett indicated that the Board approval was required to transfer the funds to the AEF and that she anticipated the item would be taken to the Board of Supervisors on February 28, 2006. She further advised that the Fiscal Consultant for the bond issue demonstrated, using very conservative tax increment growth projections, that the Agency would have sufficient revenue to begin repaying the balance due the AEF in 2013 and complete repayment before the Redevelopment Plan expires in 2032.

Ms. Barrett said that the bond funds must be spent within three years. Airports Director Pete Drinkwater discussed a list of potential projects that would qualify for funding with the bond proceeds.

Mr. Gibson suggested that County of San Diego Airports initiate another bond issue as soon as there is revenue from Pacific Scene or Cajon Air Center in order to repay the remaining \$3.3 million owed to the Airport Enterprise Fund. He also suggested developing the land by the firing range.

Mr. Drinkwater replied that the land by the firing range is designated as a slide area and can be used as a remediation site.

Mr. Fordem inquired if County Airports is following the 23 recommended improvements in the Airport Layout Plan Narrative Report.

Mr. Drinkwater explained that they are recommendations and not scheduled work assignments.

Mr. Leary inquired about the extension of Taxiway C as a safety issue and he suggested that it should not be ignored since it is one of the 23 recommended improvements.

Mr. Griffiths replied that he needs to check the Runway Safety Action Team (RSAT) report to see if this is a safety issue but he believes it is not and may not receive funding.

7. AIRPORT DIRECTOR UPDATE

Mr. Drinkwater showed a PowerPoint presentation on the latest accomplishment at the vacant 70 acre property. The majority of the work is being done by Airport Maintenance Crews saving the County a lot of funds.

8. AIRPORT MANAGER UPDATE

Mr. Griffiths reported that slurry sealing was completed on Runway 17/35 and will be painted with reflective beads in about two weeks.

9. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Ms. Phyllis Trombi inquired what type of building will be constructed at Pacific Scenes Development; she suggested that this information be made public so that pilots in an emergency landing will know what they will land on. She also stated that it was printed in the Fletcher Hills Homeowners Newsletter that Gillespie Field will increase ten fold in aircraft count. She explained that their perception is different from the facts. Ms. Trombi complimented Mr. Drinkwater's leadership.

10. OLD BUSINESS

No old business

11. NEW BUSINESS

No new business.

Mr. Hollingsworth adjourned the meeting at 7:55 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, February 20, 2006 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist